018.0	0007	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,000 / 1,003,000
					USE VALUE:	1,003,000 / 1,003,000
					ASSESSED:	1,003,000 / 1,003,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESCHAMPS-BLOOD DAVID
Owner 2:	DESCHAMPS-BLOOD CLAIRE
Owner 3:	
Street 1:	28 COLONIAL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HURD JOHN W & DALE A -
Owner 2:	-
Street 1:	28 COLONIAL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,018 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Vinyl Exterior and 2669 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6018.000	492,500		510,500	1,003,000
Total Card	0.138	492,500		510,500	1,003,000
Total Parcel	0.138	492,500		510,500	1,003,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.87 | /Parcel: 375.8

Legal Description

User Acct 13274

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/27/17

!1575!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	492,500	0	6,018.	510,500	1,003,000	1,003,000	Year End Roll	12/18/2019
2019	101	FV	349,400	0	6,018.	660,600	1,010,000	1,010,000	Year End Roll	1/3/2019
2018	101	FV	375,000	0	6,018.	420,400	795,400	795,400	Year End Roll	12/20/2017
2017	101	FV	375,000	0	6,018.	384,300	759,300	759,300	Year End Roll	1/3/2017
2016	101	FV	375,000	0	6,018.	312,300	687,300	687,300	Year End	1/4/2016
2015	101	FV	354,200	0	6,018.	312,300	666,500	666,500	Year End Roll	12/11/2014
2014	101	FV	354,200	0	6,018.	284,700	638,900	638,900	Year End Roll	12/16/2013
2013	101	FV	354,200	0	6,018.	270,800	625,000	625,000		12/13/2012

PRINT

Date	Time
12/10/20	17:09:15

LAST REV

Date	Time
01/23/18	15:28:55

apro

1575

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURD JOHN W & D	1357-146		8/5/2008		693,000	No	No		
	999-53		6/1/1985		168,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/1992	438		2,500					14X19 RM OVER GARA
8/28/1992	405	Manual	2,500					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	Meas/Inspect	BS	Barbara S
2/13/2009	Meas/Inspect	189	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
2/10/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6018		Sq. Ft.	Site		0	85.	1.00	2									510,461						510,500	

Total AC/HA: 0.13815 | Total SF/SM: 6018 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 510,461 | Spl Credit | Total: 510,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12683916
Const Adj.:	1.00439954
Adj $ / SQ:	152.793
Other Features:	86686
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552161
Depreciation:	59633
Depreciated Total:	492528

COMMENTS

SCUTTLE SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

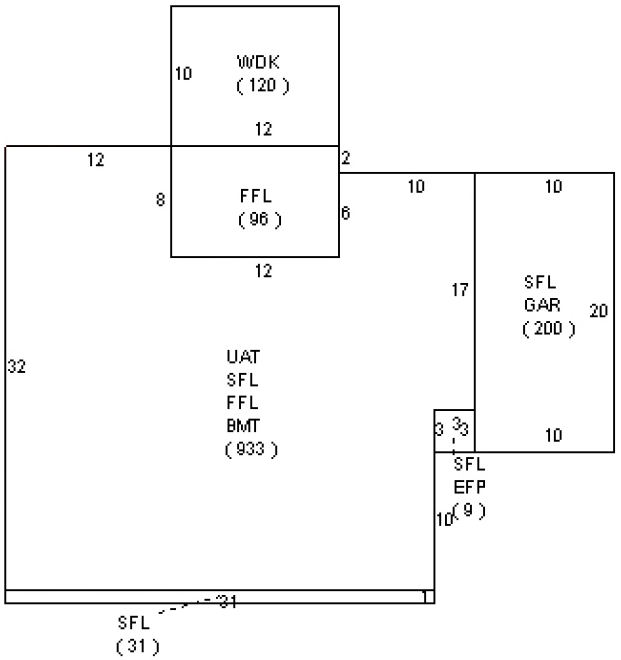
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.07
Special Features:	0	Val/Su Net:	133.22
Final Total:	492500	Val/Su SzAd	223.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,173	152.790	179,226
FFL	First Floor	1,029	152.790	157,224
BMT	Basement	933	60.740	56,666
UAT	Upper Attic	233	61.120	14,256
GAR	Garage	200	27.620	5,524
WDK	Deck	120	14.400	1,728
EFP	Enclos Porch	9	72.920	656
	Net Sketched Area:	3,697	Total:	415,280
Size Ad	2202	Gross Are	4397	FinArea 2669

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	